

REC'D UXB TOWN CLERK
2022 FEB 9 AM 5:37

**Wednesday, October 13, 2021
Uxbridge Planning Board Meeting Minutes
21 South Main Street, Room 205
Uxbridge, MA 01569**

Members	Barry Desruisseaux Chairman	James Smith Vice Chairman	Barry Hauck Clerk	Eli Laverdiere	Joe Leonardo
Attendance	X	X	X	X	X

Continued Public Hearing, Pine Ridge Estates:

The Chairman opened the continued hearing for Pine Ridge Estates.

The applicant representative Steven O'Connell was present.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted by unanimously to endorse the decision as written.

The Chairman took the agenda out of order to address the Warrant Articles.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted unanimously to open the public hearing for the warrant articles.

Article 14 : Maslow Way:

The Board is in receipt of Article 14 the acceptance of Maslow Way as a public way. This was deemed complete.

There were no comments from the public.

On a motion made by Joe Leonardo, seconded by Barry Hauck, the Board voted unanimously to close the hearing for Maslow Way.

On a motion made by Eli Laverdiere, seconded by Barry Hauck, the Board voted unanimously to vote in support of Article 14 as written.

Continuation Public Hearing, 671 Quaker Highway:

The Chairman opened the hearing for 671 Quaker Highway.

The Board is in receipt of a request for continuation to the November 3, 2021 meeting.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted unanimously to continue the hearing for 671 Quaker Highway to November 3, 2021 at 7:00 pm.

Public Hearing, 35 Commerce Drive Unilock:

The Chairman opened the public hearing for 35 Commerce Drive.

The applicant and engineers were present. An overview of the site was provided. This is for an expansion of the current facility. There is an easement to the north from AT & T. There was a wetland noted on the site. There is also a drainage easement on site. The layout showed the proposed building which will increase the manufacturing facility. The customer parking will be at the front of the site. The access area will be increased to extend to the back with the stockpiling in this location. Tactor Trailers will circle around the building for delivery. The slope to the back has been maintained. The relocated drainage connection was noted on the plan. The applicant will need to provide more information relative to the easement on site. The storm drain is under the vehicular access which will be moved to a new location. The detail of the easement needs to be finalized with all parties. The proposed lighting was noted and was part of the submittal. The applicant will need to address the comments from Peer Review. This will be discussed at the next meeting.

There were no comments from the public.

On a motion made by Eli Laverdiere, seconded by Joe Leonardo, the Board voted unanimously to continue the hearing for 35 Commerce Drive to November 3, 2021 at 7:00 pm.

Article 13:

The Chairman stepped down and Member Smith took as Chairman of the hearing.

The Board is in receipt of Article 13.

The Board discussed that this Article was put forth at the Spring town meeting but the numbering and amendment needed to be made to the use table. This Article was presented by the Board of Selectmen to add delivery for marijuana retail.

Resident Tom Fields – 21 Summerfield Dr. –

It was communicated that that the warrant listed was not correct on the town website.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to close the hearing for Article 13.

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to recommend Article 13 as written.

Article 15:

The Chairman informed the Board that it was recommended by Finance and Board of Selectmen to pass over this article.

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to close the hearing for Article 15.

On a motion made by Joe Leonardo, seconded by Eli Laverdiere, the Board voted to pass over Article 15 as written.

Article 16 – Citizen Petition:

The Chairman opened the discussion for Article 16 – Citizen Petition.

The petitioner was present. It was explained that they do not want to add business to this area. This petition is to add the property as age restricted overlay district.

The Board recommended that this area be created as a 55-overlay area (ex. Taft Hill). The Board would like the applicant to speak with the Town Planner on how to achieve this.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted to close the hearing.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted to close pass over Article 16 as written.

MINUTES:

August 11, 2021:

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to approve the minutes from August 11, 2021.

GENERAL BUSINESS:

North Court Estates:

The Board is in request of a Release of Covenant for North Court Estates.

**On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted to approve the request of the Release of Covenant for North Court Estates.
(Member Smith abstained)**

Cobblers Knoll:

The Board discussed having the Town Planner issue a stop work order until a bond is in place.

Freedom Lane:

The Board discussed having the Town Planner send a violation letter to Freedom Lane.

ANR High Street:

The Board is in receipt of an ANR plan for High Street. This was reviewed by the members.

On a motion made by Barry Hauck, seconded by Eli Laverdiere, the Board voted to endorse the ANR plan for High Street.

Adjourn:

On a motion made by Barry Hauck, seconded by Joe Leonardo, the Board voted by unanimously to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Amy Sutherland